



CITY OF NEW ORLEANS

BlightSTAT

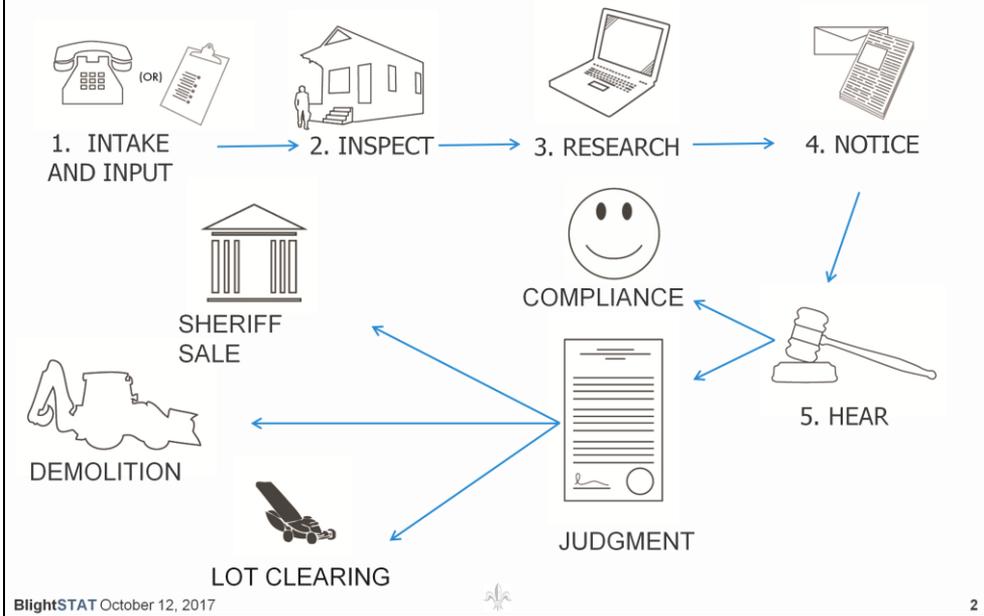
Reporting Period: September 2017

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
3/9/2017	Primeaux Poche	Update abatement decision tool to prioritize sale queue.	<ul style="list-style-type: none">▪ OPA has completed analysis of ratings data.▪ Classification tool will now be loaded into LAMA for operational use.
9/14/2017	Dyer	Work with outside vendor to more efficiently connect interested buyers to adjudicated properties.	<ul style="list-style-type: none">▪ Legal basis under review.
9/14/2017	Zeller Poche Hagan	Explore feasibility of grass-cutting lien program.	<ul style="list-style-type: none">▪ Staff are investigating models used by other jurisdictions.





INSPECT



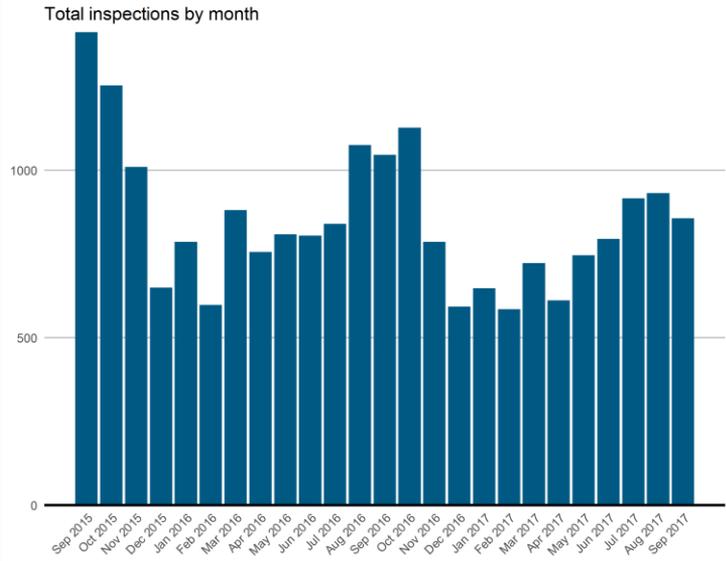
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

Total inspections were below 2016 figures



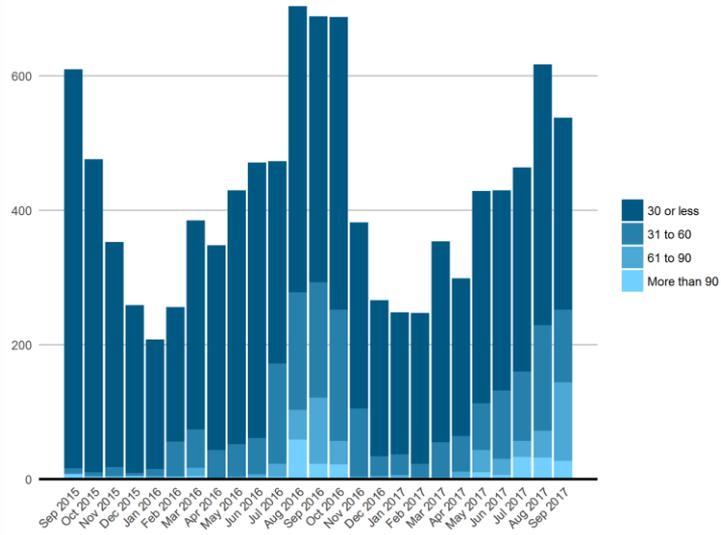
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Initial inspections averaged 44 days with 19 cases of more than 100 days; median was 30 days

Initial inspections by days since filing



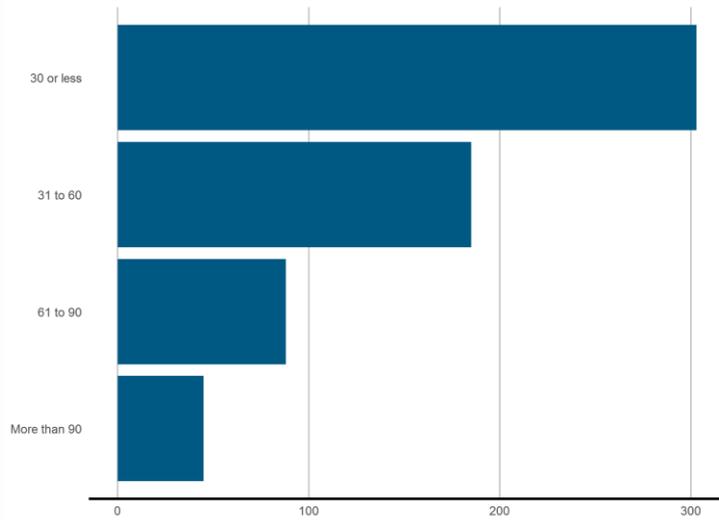
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

About 130 initial inspections were outstanding beyond 60 days as of October 1

Open cases with no inspection by days since filing





HEAR



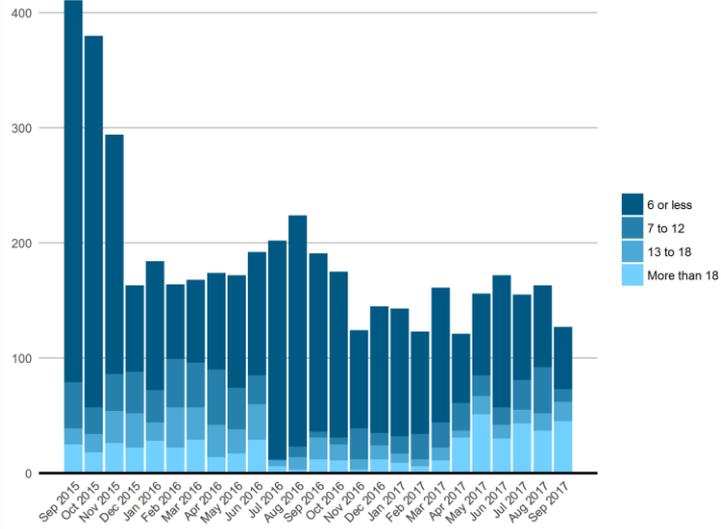
Responsible Organization:
Code Enforcement

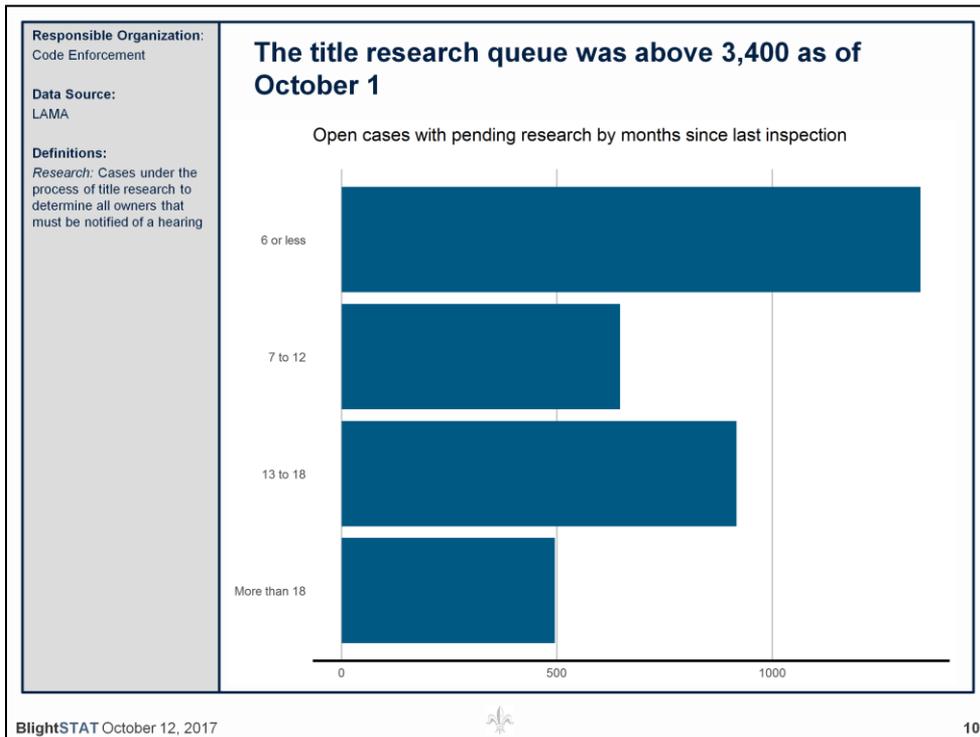
Data Source:
LAMA

Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Median time to complete research was 11 months in September – properties had 6 violations on average

Research by months since initial inspection

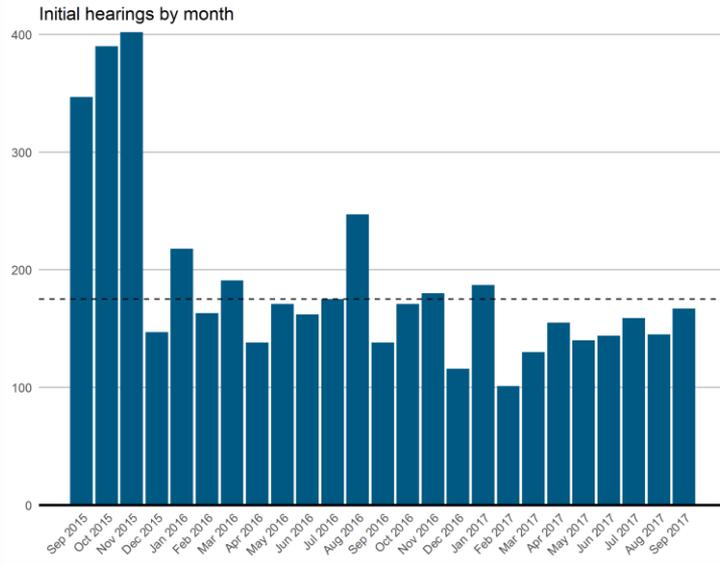




Code Enforcement continues to employ a number of strategies to deal with this backlog, including low-cost courtesy letters to property owners in the title research queue.

Responsible Organization:
Code Enforcement
Data Source:
data.nola.gov
Definitions:
Hearing: A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

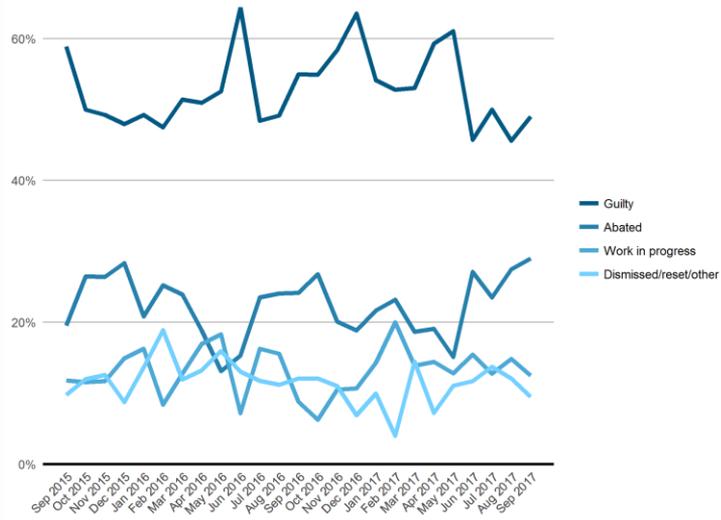
167 initial hearings were held in September



Responsible Organization:
Code Enforcement
Data Source: LAMA
Definitions:
Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset
No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset
Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Abatements were above 2015 and 2016 levels, while guilty judgments were below 2015 and 2016

Proportion of hearing outcomes by month



Responsible Organization:
Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted

Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code

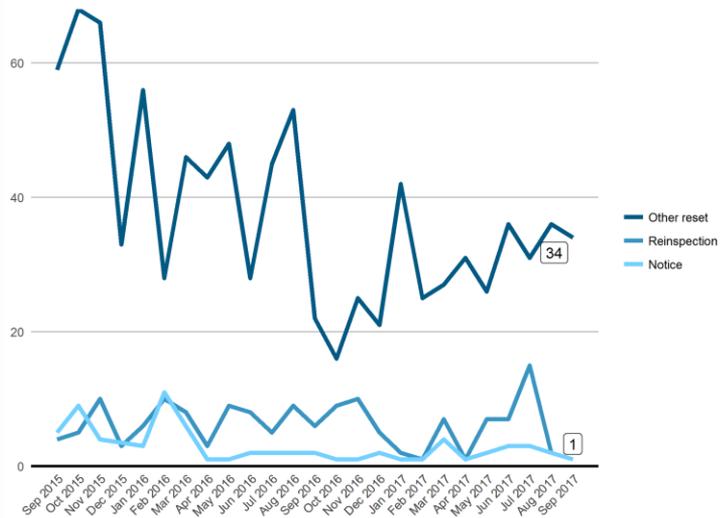
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Staff were able to hold down the number of reinspection and notice resets during September

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	1,328	1,575	2,100
Hearings reset due to reinspection issues (percent)	2.5	3.0	3.0
Hearings reset due to notice issues (percent)	1.1	1.5	1.5





Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

Approved Lien Waivers:

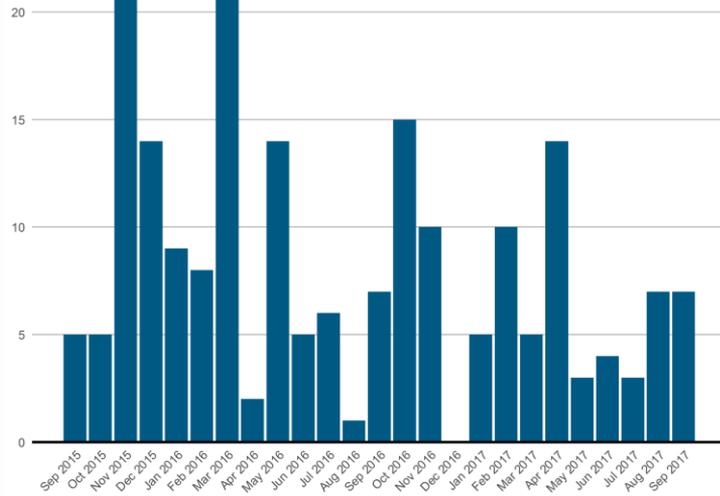
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

Properties with a Judgment of Dismissed Abated are not counted in this measure

7 lien waiver applications were approved out of 15 applications

Lien waivers approved by month



Responsible Organization:
Code Enforcement

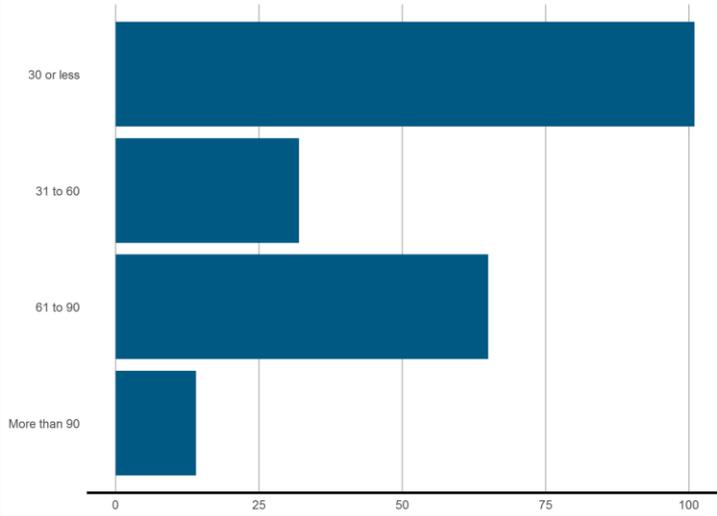
Data Source:
LAMA

Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Abatement decision event is generally triggered after lien has been added to tax bill.

About 212 abatement decisions were pending at the end of September

Abatement decisions pending
(by days since lien added to tax bill)

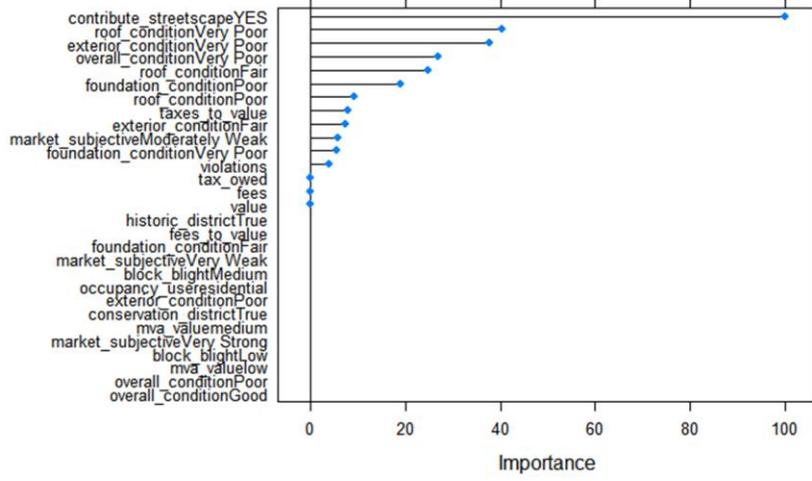


Abatement decision tool updates

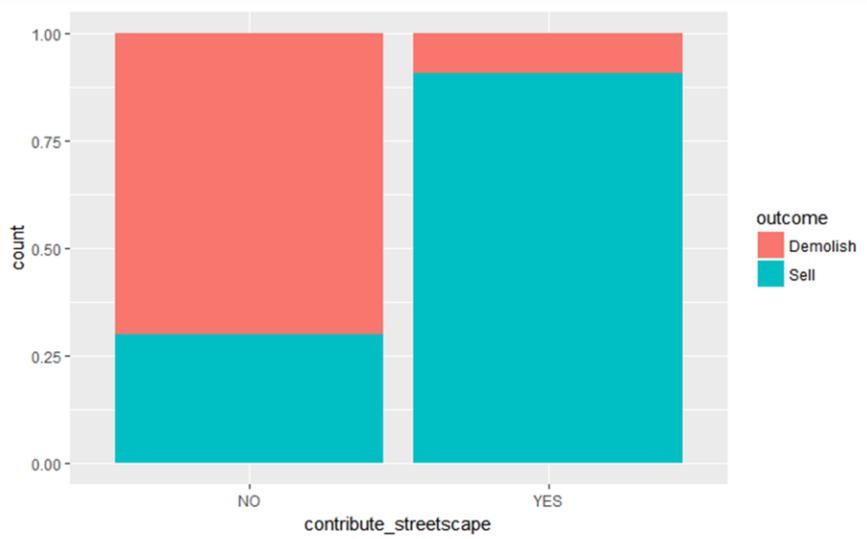
- The classification tool developed to speed up the process of determining whether adjudicated properties should be sold or demolished was updated to account for changes in the use of the tool over time.
- The updated classifier appears to be about 90 percent accurate, which suggests that the model does a good job of predicting where a property should be routed, even before Code Enforcement staff have begun their evaluation.
- With this predictive model in place, Code Enforcement staff will still serve as a check on the output of the tool, but can spend less time studying all of the factors individually.
- Proper use of this model will also promote consistency in the process, and thus overall fairness.



Which factors matter for the decision to sell versus demolish?



Perceived contribution to the streetscape tends to be the most important factor

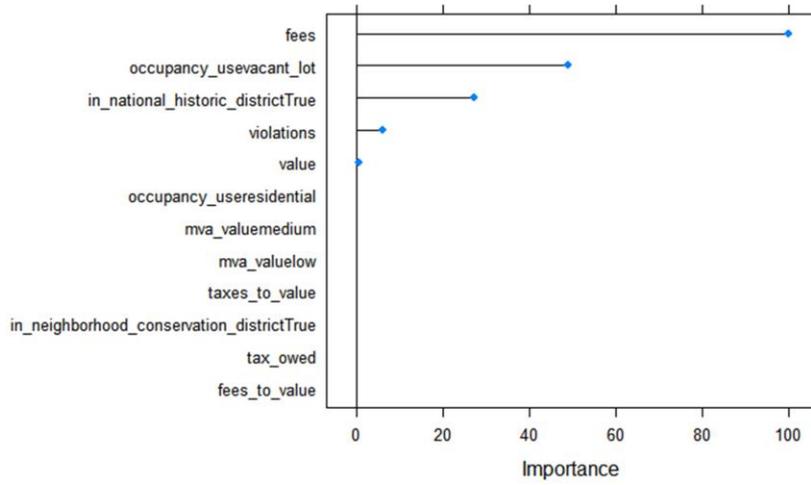


A similar rubric was developed to prioritize cases routed for sale

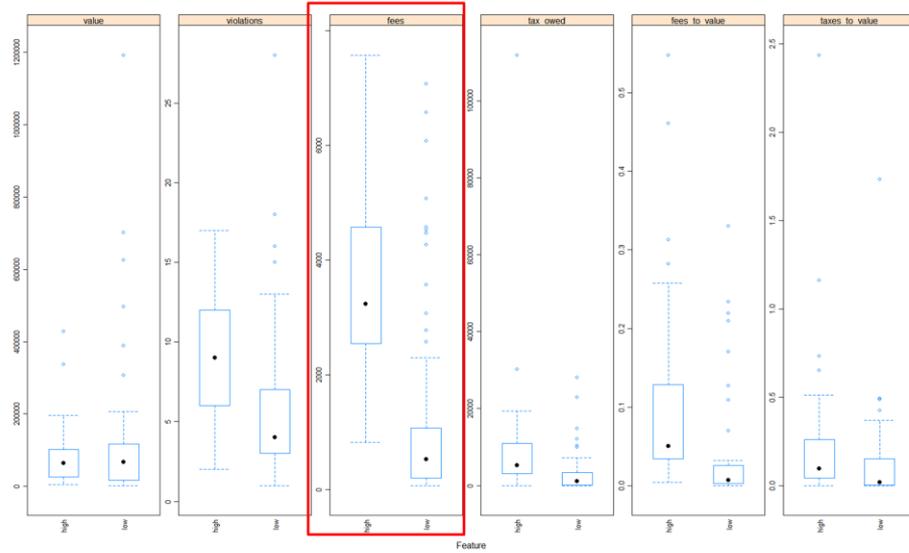
- Within the properties already chosen for sale, another classification tool was constructed to determine which properties should be moved ahead in the sale queue – in other words, which cases represent likely completed sales, based on the judgment of Code Enforcement staff?
- This classifier too appears to be about 90 percent accurate, which suggests that the model does a good job of predicting where a property should be routed, even before Code Enforcement staff have begun their evaluation.



Which factors matter for prioritizing the sale queue?



Amount of fees appears to be the most important factor in staff decisions about sale priority



Responsible Organization:
Code Enforcement, Law

Data Source:
Law Department, Housing Unit.

Definitions:
Code Lien Foreclosure/Sheriff's Sale:
Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

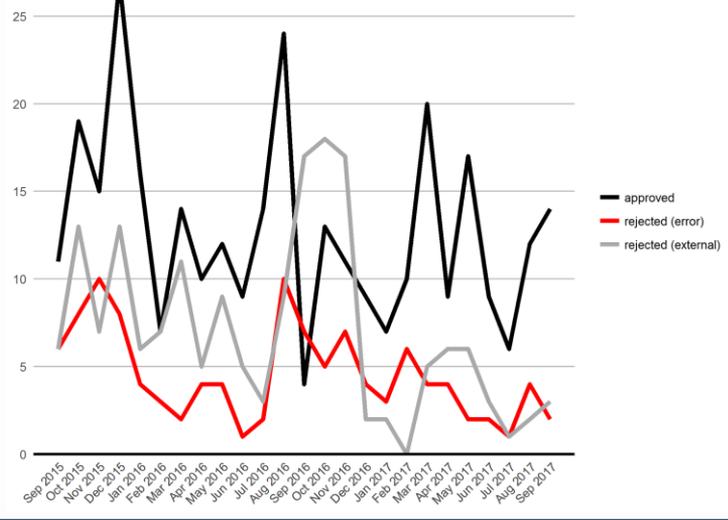
Accepted Files:
All cases that are filed successfully, with no legal issues.

Title Research:
Cases that are not accepted because of errors involving ownership identification. *Procedural Deficiency:*
Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

External Factors:
Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

14 properties were approved for sale, with 2 errors identified

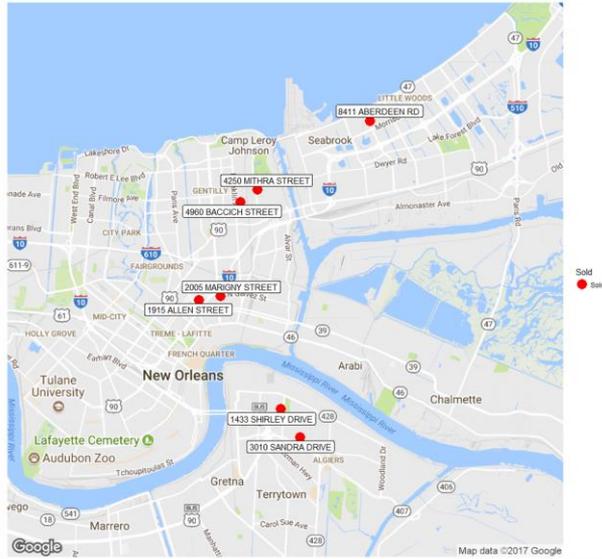
Sale review outcomes by month



Responsible Organization:
Code Enforcement
Data Source:
Law Department, Housing Unit
Definitions:
Code Lien Foreclosure/Sheriff's Sale:

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

7 properties sold across the city, with 65 total sales at auction completed in 2017



Responsible Organization:
Code Enforcement

Data Source:
Law Department, Housing Unit

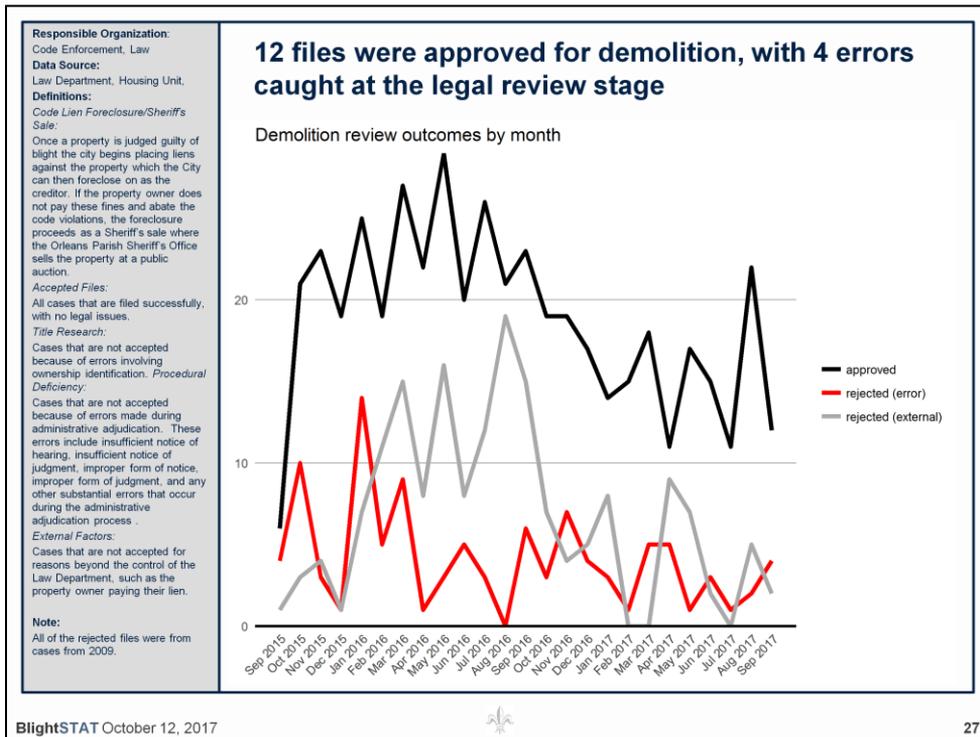
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Median sale price at auction was \$30,100

Property Address	Sale Amount	Sale Date	Sale Status
3010 SANDRA DRIVE	280,000	9/7/2017	Sold
8411 ABERDEEN RD	50,000	9/28/2017	Sold
1433 SHIRLEY DRIVE	40,000	9/21/2017	Sold
4960 BACCICH STREET	30,100	9/14/2017	Sold
1915-17 ALLEN STREET	21,000	9/21/2017	Sold
4250 MITHRA STREET	19,500	9/7/2017	Sold
2005 MARGNY STREET	11,100	9/14/2017	Sold





One attorney continues to handle substantially all demolition legal reviews.

Code Enforcement has reached an abatement strategy or is awaiting abatement on eight priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	2800 Sullen Pl	6401-6403 General Meyer	SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY. For updated information inquire with the Sheriff's Office website using case number 2017-5215.	
	3010 Sandra Dr	Crescent City Gates	Property sold on 9/7/2017 for \$285,000.00. Recordation of Sheriff's Deed pending. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	8500 Lake Forest Blvd	Abandoned Gas Station	Current Status: We are exploring setting the property for sale again if the balance is not paid. Prior Status: Property sold at second sale on 6/29/2017 for \$35,000.00. Recordation of deed pending.	Sterling McKeithen et al
	6701 I-10 W Service Rd	30 I-10 Service Rd	SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY. For updated information inquire with the Sheriff's Office website using case number 2017-2748.	Stephen A Uwaezuoke
Awaiting Abatement	4402 Reynes Blvd	Haydel Heights Apartments	Current Status: Hearing pending. Inspections also to be scheduled on other sites. Previous Status: Renovation agreement signed (which included 6800 Cindy, 6801 Cindy, 10141 Curran, 6700 Cindy, & 6701 Cindy)---CEHB monitoring.	Grace Park Townhome Apartments, LLC
	6880 Parc Brittany Blvd	Brittany Court Condominiums	Working on researching this property in order to get an actionable judgment. Once we have that judgment we will decide on abatement options.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	Lien foreclosure case will be filed in October 2017. Preparing the case to file.	Bullard Mall LLC



Eight priority commercial properties are currently being monitored by Code Enforcement

Address	Description	Status	Owner
609 Jackson Ave	Formerly a hospital	Current Status: Property was inspected September 14, 2017 and has some violations. We will contact the owners about the condition and potentially send the property to hearing if not resolved. Prior Status: Code Enforcement Hearing took place June 26, 2017 and the code enforcement lien was paid.	609 Jackson LLC
1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Property Sold at auction on 4/27/2017 for \$675,00.00. Recordation of the sheriff's deed will likely occur in October 2017.	NINTH WARD HOUSING DEVELOPMENT CORP
2616 S. Claiborne Ave	Cornerstone Homes	Renovation agreement signed September 2017—CEHB monitoring.	Greater New Orleans Rehabilitation Corp
6324 Chef Menteur Blvd	Old Hotel by I-10	Current Status: Permits pulled 9/2017. Property will be inspected for work in progress and debris maintenance in October 2017. Previous Status: Property sold on 10/20/2016 for \$166,666.67. Sheriff Deed recorded on 3/29/2017. Sold again post Sheriff Sale on 6/15/2017 to experienced developer.	6400 Chef Menteur LLC
6700 Plaza		Current Status: Property was inspected September 15, 2017 and has some violations. We will contact the owners about the condition and potentially send the property to hearing if not resolved. Prior status: Pictures submitted showing clean up of the exterior of the site will keep in touch to get progress of sale or rehab from the owner.	6700 Plaza Drive LLC
6800 Plaza	Medical Facility	Current Status: Property was inspected September 15, 2017 and has some violations. We will contact the owners about the condition and potentially send the property to hearing if not resolved. Previous Status: Property received guilty judgment on 11/10/2016. Lien Paid. Daily Fines Waived after pictures submitted by the owners to demonstrate that the violations were remediated.	Oschner Clinic Foundation
10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Current status: Property was inspected September 14, 2017 and has violations. We will contact the owners about the condition and potentially send the property to hearing if not resolved. Prior Status: Renovation agreement signed—CEHB monitoring.	Lake Forest Tower LLC
10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Current status: Property was inspected September 14, 2017 and has some violations. We will contact the owners about the condition and potentially send the property to hearing if not resolved. Prior Status: Last CE case paid. CEHB Monitoring.	J C BERN-MAS INVESTMENTS LLC



An additional two properties are currently in litigation

Address	Description	Case information	Owner
5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889	DMK Acquisitions And Properties, LLC
5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888	DMK Acquisitions And Properties, LLC



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Compliance outcomes achieved (prior to hearing and at hearing)	496	563	750
Blighted units demolished	150	188	250



REINVESTMENT



NORA – October 2017 - Housing

Affordable Housing Programs Administered by NORA as of 10/01/2017

Project Name	# Completed Projects	# Sold to New Resident (Δ)	# For Sale/Rent	# Construction Complete (Δ)	Under Construction	# Sold to Developer (Δ)	Option to Purchase	# Purchase Agreement Signed (Δ)	Pre-Development	Total Number of Parcels
Lower 9 Ward Development Initiative	1	0	0	0	4	0	3	0	167	175
Residential Construction Lending, 2	39	7	1	2	15	4	4	3	20	80
Residential Construction Lending, 3	0	0	0	0	3	0	0	0	4	9
Orleans Housing Investment Program	0	0	0	0	0	0	0	0	16	36
Total	40	7	1	2	22	4	7	3	207	300

- 7 new houses sold to Low and Moderate Income households
- 1 new Affordable Housing For Sale
- 4 new parcels sold to Developers for the construction of Affordable Housing
- 3 new purchase agreements signed with Developers



Responsible Organization:
Office of Community
Development (OCD)
Data Source:
OCD
Definitions:
Rental Housing Program:
This program provides quality,
affordable rental housing for
low-income families

39 rental units were completed in August, bringing the 2017 total to 85



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

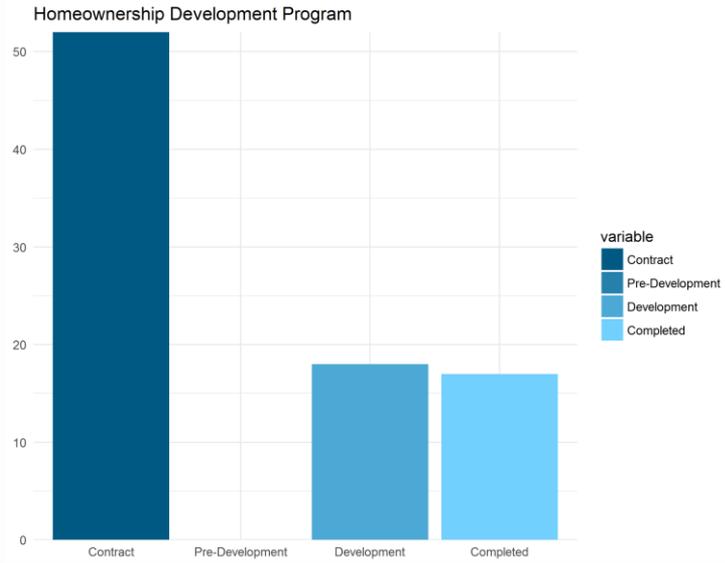
OCD

Definitions:

*Homeownership Development
Program:*

This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

With the inclusion of Soft Second mortgage figures, 2017 total for homeownership projects is at 17 units



Responsible Organization:
Office of Community
Development (OCD)
Data Source:
OCD
Definitions:
*Owner-Occupied Rehabilitation
Program:* This program provides
financial assistance to low
income homeowners to repair
their residences, while bringing
them up to code and reducing
blight.

The combined OOR program has completed 42 projects thus far in 2017

